



**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: APRIL 5, 2004**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, CITY CLERK BARBARA JO (RONI) RONEMUS, ASSISTANT DEPUTY CITY CLERK VICKY DARLING AND DEPUTY CITY CLERKS LEAN COLEMAN AND STACEY CAMPBELL

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Hall Plaza, Special Outside Posting Bulletin Board

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(5:02)

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**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: APRIL 5, 2004**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding Memorandum of Understanding #2004-03 with Lone Mountain Little League, a non-profit organization, for field modifications on five 60' fields located at Children's Memorial Park, 6601 West Gowan Road - Ward 6 (Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Lone Mountain Little League (LMLL) has submitted a proposal for field modifications at Children's Memorial Park. LMLL is the little league association that has the programming rights for the fields at the park through the Department of Leisure Services. The attached MOU puts in writing an agreement allowing for the installation of cloth shade structures over the dugouts on all five fields, in which the City will pay to LMLL one forth of the costs not to exceed \$3000. LMLL will also install poly safety caps on all outfield fences at LMLL's cost and expense.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. MOU # 2004-03
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Real Estate and Asset Management, stated that the MOU with Lone Mountain League is to do modifications to the field. Parks Maintenance has the responsibility to cover a maximum of 25% of the field improvements, limited to a maximum of \$3,000. Staff recommended approval.

REAL ESTATE COMMITTEE MEETING OF APRIL 5, 2004

Public Works

Item 1 – Discussion and possible action regarding Memorandum of Understanding #2004-03 with Lone Mountain Little League, a non-profit organization, for field modifications on five 60' fields located at Children's Memorial Park, 6601 West Gowan Road - Ward 6 (Mack)

**MINUTES – Continued:**

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(5:02 – 5:03)

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**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: APRIL 5, 2004**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a 3,400 square foot expansion to the existing Health Care and Dental Facility located at 1750 Wheeler Peak Drive in the Las Vegas Enterprise Business Park - Ward 5 (Weekly)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On 3/5/04 CLV received a letter from the County requesting approval of 3,400 sq. ft. addition to the existing building. The current tenants are University Medical Center (UMC), Nevada Rural Health Centers, Economic Opportunity Board (EOB), and Las Vegas Fighting Aids in the Community Today (FACT). The additional square footage would be subleased to FACT for an HIV/AIDS Clinic to further service people who have been affected with HIV and AIDS. The County received state funds in the amount of \$500,000 to use for this purpose.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Letter of Request

2. Site Map

Submitted at meeting - 4 diagrams and 9 color photographs

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF APRIL 5, 2004

Public Works

Item 2 – Discussion and possible action regarding a 3,400 square foot expansion to the existing Health Care and Dental Facility located at 1750 Wheeler Peak Drive in the Las Vegas Enterprise Business Park - Ward 5 (Weekly)

**MINUTES – Continued:**

DAVID ROARK, Real Estate and Asset Management, stated that his office received a letter in March from the County. This letter indicated that they were doing improvements to a building on land currently leased from the City in the Enterprise Park. Thereafter, MR. ROARK'S office sent the County a letter stating that the County did not give the City proper notification, but his office would still seek Council approval. This addition will provide needed public services to the community and the area. Staff recommended approval.

MAURICE REID, Clark County, apologized for the lack of notification and presented hand-outs of the proposed facility, a 3,800 square foot facility located behind the current Enterprise Health Care facility. MR. REID stated that this facility would house the AFAN, a non-profit organization providing HIV and Aids counseling. MR. REID indicated the project is in the building phase; the interiors are being worked on along with installation of an overhead sprinkler system throughout the entire building. The original March completion date was delayed to June due to the installation of the overhead sprinkler system.

COUNCILMAN WEEKLY praised a good project and great expansion. COUNCILMAN WEEKLY requested that the County remember that professional courtesy and communication is necessary between the entities. MR. REID assured COUNCILMAN WEEKLY that the failure to notify and/or communicate would not happen again.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(5:03 – 5:07)

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: APRIL 5, 2004**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding an Agreement for the Purchase and Sale of Real property between Priority One Commercial (on behalf of the City of Las Vegas) and David M. Litvak for real property known as APN 139-34-512-039 located in the vicinity of Mesquite Avenue and 7<sup>th</sup> Street (\$351,000 - City Facilities Capital Project Fund) - Ward 5 (Weekly)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$351,000 + closing costs

☒

**Budget Funds Available**

**Dept./Division:** Public Works/Real Estate

☐

**Augmentation Required**

**Funding Source:** City Facilities Capital Project Fund

**PURPOSE/BACKGROUND:**

The City wishes to purchase this property in accordance with the City Hall East Expansion Project.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Agreement for the Purchase and Sale of Real Property

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF** recommended Item 3 be forwarded to the Full Council with a “DO PASS” recommendation, subject to amending the purchase price to \$385,000. **COUNCILMAN WEEKLY** concurred.

**MINUTES:**

**COUNCILMAN WEEKLY** declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF APRIL 5, 2004

Public Works

Item 3 – Discussion and possible action regarding an Agreement for the Purchase and Sale of Real property between Priority One Commercial (on behalf of the City of Las Vegas) and David M. Litvak for real property known as APN 139-34-512-039 located in the vicinity of Mesquite Avenue and 7<sup>th</sup> Street (\$351,000 - City Facilities Capital Project Fund) - Ward 5 (Weekly)

**MINUTES – Continued:**

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated this is a purchase contract, but made a change regarding the original amount of the offer from \$351,000 to \$385,000. The new amount reflects compensation for the resolution of intent on the property to C-1 and a buyout of the remaining 5 years of a contract for a billboard which brought the property owner \$2,800 in monthly revenue. Buying out the billboard contract would prevent any attachment to the deed. As a result, the price has been increased by \$34,000, less than a year's income. The purchase price is still less than the appraisal price. Staff recommended approval.

AL GALLEGGO stated he is sorry to see the owners leave. He complimented MR. ROARK'S appraisers and emphasized the profit being made on this property. The monies will benefit the art district, which is a good cause. In addition, the building is beautiful, particularly with the basement. MR. GALLEGGO stressed that the existing building should be torn down immediately to avoid homeless people taking up residence.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(5:09 – 5:13)

**1-223**

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: APRIL 5, 2004**

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**DEPARTMENT: NEIGHBORHOOD SERVICES****DIRECTOR: ORLANDO SANCHEZ**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding Option Agreement for Parcel #1 with Help Las Vegas Housing Corporation II as the developer to purchase approximately 4.84 acres of City of Las Vegas land located in the vicinity of Main and Owens (currently located on a portion of Parcel #139-27-502-011) for development and construction of multi-family housing for low-income persons - Ward 5 (Weekly)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:** Neigh. Svcs./Neigh. Devel.☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On November 19, 2003, City Council approved entering into negotiations with HELP USA to give Help Las Vegas Housing Corporation II property from the former MASH site to build housing for low-income individuals and families, with a preference for veterans housing. This Option to Purchase is the result of those negotiations and a requirement for receiving tax credits and funding to build the project.

**RECOMMENDATION:**

Staff recommends approval & authorization of the Mayor to execute the Option Agreement w/Help LV Housing Corp. II & staff of Public Works/Real Estate to complete & execute any additional documents necessary completion of the intent of this contractual obligation for the term of this agreement.

**BACKUP DOCUMENTATION:**

Option Agreement

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.



REAL ESTATE COMMITTEE MEETING OF APRIL 5, 2004

Public Works

Item 4 – Discussion and possible action regarding Option Agreement for Parcel #1 with Help Las Vegas Housing Corporation II as the developer to purchase approximately 4.84 acres of City of Las Vegas land located in the vicinity of Main and Owens (currently located on a portion of Parcel #139-27-502-011) for development and construction of multi-family housing for low-income persons - Ward 5 (Weekly)

**MINUTES – Continued:**

SUE PRESCOTT, Neighborhood Services, stated the Option Agreement is for the development of housing specifically targeted for homeless vets. Staff recommended approval.

AL GALLEG0 asked if the housing project was being built for the veterans or low-income persons, expressing concern for families to locate in this vicinity given area activities. MS. PRESCOTT stated that the HOME fund financing means that the project can target veterans but cannot exclude non-veteran buyers who qualify as low-income.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(5:07 – 5:09)

**1-162**

**AGENDA SUMMARY PAGE**  
**REAL ESTATE COMMITTEE MEETING OF: APRIL 5, 2004**

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**DEPARTMENT: BUSINESS DEVELOPMENT****DIRECTOR: IAIN VASEY, ACTING**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding City Parkway IV executing a Quitclaim Deed and Assignment to transfer approximately 56 acres of APN 139-34-110-003 to City Parkway V and for City Parkway V to accept such transfer - Ward 5 (Weekly)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In December 2000, City Parkway V had acquired the entire 61 acres as part of the Lehman Bros. land exchange. In May 2001, City Parkway V transferred approximately 56 acres to City Parkway IV in order for City Parkway IV to make application to be included in the gaming overlay district. The application was successfully completed and the need to keep the properties in two separate corporations is no longer necessary. This action will transfer the 56 acres belonging to City Parkway IV, including outstanding obligations, to City Parkway V. The consolidation of the properties into City Parkway V will be less burdensome to maintain and the properties can be managed more efficiently.

**RECOMMENDATION:**

It is recommended that the City Council approve the officers of City Parkway IV to execute the Quitclaim Deed, Assignment and necessary documents to transfer approximately 56 acres of real property and obligations to City Parkway V, for the officers of City Parkway V to accept the Quitclaim Deed and Assignment and to take all necessary action properly related thereto.

**BACKUP DOCUMENTATION:**

1. Quitclaim Deed
2. Assignment
3. Disclosure of Principals for City Parkway V and City Parkway IV
4. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 5 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF APRIL 5, 2004

Public Works

Item 5 – Discussion and possible action regarding City Parkway IV executing a Quitclaim Deed and Assignment to transfer approximately 56 acres of APN 139-34-110-003 to City Parkway V and for City Parkway V to accept such transfer - Ward 5 (Weekly)

**MINUTES – Continued:**

TERI PONTICELO, Deputy City Attorney, stated the property was initially owned under the City Parkway V. Fifty-six acres were transferred to City Parkway IV to include the property in the gaming overlay district. The application to do so was successful. As a housekeeping measure, MS. PONTICELO requested transfer of the 56 acres back to City Parkway V. Staff recommended approval.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(5:13 – 5:14)

**1-325**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: APRIL 5, 2004****DEPARTMENT: BUSINESS DEVELOPMENT****DIRECTOR: IAIN VASEY, ACTING**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE: - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Real Property Conveyance Agreement with Stella Lake Partners, LLC, for the acquisition and development of a 120,000 square foot FBI headquarters on a 5.32-acre parcel located at the Southeast corner of Stella Lake Street and Lake Mead Boulevard, APN 139-21-313-002 (010-290- ) - Ward 5 (Weekly)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On July 19, 2000, the City Council approved a Memorandum of Understanding (MOU) with the General Services Administration for the construction of an office building for the FBI. The MOU specified that the City would contribute a 5.32-acre site in the Las Vegas Enterprise Park once the GSA entered into a lease with a developer to construct the facility. The GSA has entered into a 15-year lease with Stella Lake Partners, LLC (Developer). The Developer must close escrow by May 31, 2004, commence construction by November 30, 2004, and complete construction by November 30, 2006.

**RECOMMENDATION:**

Approval and Authorization for Mayor to execute the Real Property Conveyance Agreement, and any related documents

**BACKUP DOCUMENTATION:**

1. Agenda Memo
  2. Site Map
  3. Architectural Rendering
  4. Site Plan - Phase 1
  5. Real Property Conveyance Agreement
  6. Disclosure of Principals
  7. GSA Standard Form 2, Lease No. GS-09B-01134
- Submitted at meeting - 7 color renderings of the building

REAL ESTATE COMMITTEE MEETING OF APRIL 5, 2004

Public Works

Item 6 – Discussion and possible action regarding a Real Property Conveyance Agreement with Stella Lake Partners, LLC, for the acquisition and development of a 120,000 square foot FBI headquarters on a 5.32-acre parcel located at the Southeast corner of Stella Lake Street and Lake Mead Boulevard, APN 139-21-313-002 (010-290-) - Ward 5 (Weekly)

**COMMITTEE RECOMMENDATION:**

**COUNCILWOMAN MONCRIEF recommended Item 6 be forwarded to the Full Council with a “DO PASS” recommendation. COUNCILMAN WEEKLY concurred.**

**MINUTES:**

COUNCILMAN WEEKLY declared the Public Hearing open.

IAIN VASEY, Manager, Office of Business Development, stated that the General Services Administration (GSA) had selected Harwood and Associates as the developer for the 120,000 square foot facility. There is an executed binding lease agreement with the GSA for 15 years. The developer must close escrow by May 31<sup>st</sup>, begin construction by November 30, 2004, and complete construction by November 30, 2006. The \$28,000,000 building will house 230 FBI employees. MR. VASEY presented a rendering of the very attractive building for the record. The City is granting the property to GSA for the developer. The cost of the land will be reimbursed by property taxes within four years.

DAMON HARWOOD, President of Harwood and Associates; DAVE BAKER, Contracting Officer for the GSA; and KATHY FLETCHER, FBI representative, were available for questions. Staff recommended approval.

AL GALLEG0 questioned whether the palm trees would be cell towers. KATHY FLETCHER replied they would not. COUNCILMAN WEEKLY noted the question was appropriate given the various cell tower designs. MS. FLETCHER advised that no request for cell towers on the site have been made to the FBI, nor would the FBI consider the idea. MR. HARWOOD outlined the three-and-a-half year process with the FBI and GSA and Harwood and Associates’ building history throughout the country for the federal government and private sector. This FBI building will be one of the best and, based on square footage calculations, most expensive buildings his company has ever built. He is proud to be a part of this project and plans to be good, long-term neighbor within the City.

No one appeared in opposition.

COUNCILMAN WEEKLY declared the Public Hearing closed and wished all the parties involved good luck.

(5:14 – 5:18)

1-365

**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: APRIL 5, 2004**

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

AL GALLEGO informed COUNCILWOMAN MONCRIEF that there are individuals who sleep around the Laurelhurst Apartments and the property is in need of a good clean-up. In addition, he asked if revenue was being made from Washington Construction Company for storing gravel on City land. DAVID ROARK responded that he believes the company pays a monthly amount of \$1,000 or \$1,500. MR. GALLEGO commented that the City was losing money on the deal. COUNCILWOMAN MONCRIEF instructed MR. GALLEGO to contact her liaison at extension 1771 regarding a clean-up at Laurelhurst Apartments.

(5:18 – 5:19)

**1-490**

**THE MEETING ADJOURNED AT 5:19 P.M.**

Respectfully submitted: \_\_\_\_\_

ARLENE COLEMAN, DEPUTY CITY CLERK I  
April 6, 2004